



PLANNING COMMISSION AGENDA

April 9, 2018

Revised 4/3/2018

6:00 P.M

City Hall

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the **March 9, 2018** Pre-Planning Commission Minutes

Approval of the **March 12, 2018** Planning Commission Meeting Minutes

Approval of the **March 19, 2018** Planning Commission Workshop Minutes

Approval of the **April 6, 2018** Pre-Planning Commission Minutes

III. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer, "I do".

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda)

V. CONTINUANCES

A. PC17-996PSU/PC17-997FSI, Combined Preliminary Plat and Final Site Plan, West Park Village

The Applicant is requesting a continuance to the May 14, 2018 Planning Commission hearing. **(NAC#8)(Collard)**

B. PC17-1077-01, Architectural Review, West Park Village

The Applicant is requesting a continuance to the May 14, 2018 Planning Commission hearing. **(NAC#8)(Collard)**

VI. MISCELLANEOUS:

No Items

VII. OLD BUSINESS:

C. PC17-719ZTA, Text Amendment, Section 405, Building Heights

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Section 405 of the Land Management Code (LMC), entitled *Density and Dimensional Regulations*, as it pertains to the maximum building height allowed in established communities in the R6, Low Density Residential, zoning district. **(Collard)**

VIII. NEW BUSINESS:

D. PC18-53FSU, Final Subdivision Plat, Enelrad

The Applicant is requesting approval of a final plat for the resubdivision of the lot located at 243 Center Street into two lots.

The Applicant is also requesting approval of a modification to Section 601 of the Land Management Code (LMC), entitled *Access Management*. **(NAC#10)(Brown)**

E. PC17-999FSU, Final Subdivision Plat, Worman's Mill Industrial Park, Lot 8-R and Lot 8-S

The Applicant is requesting approval of a final plat for the resubdivision of Lot 8R located at 1845 Brookfield Court into two lots, Lot 8RR and 8S. **(NAC#4)(Reppert)**

F. PC17-1067FSI, Final Site Plan, Northgate Hotel

The Applicant is requesting final site plan approval for the construction of a 118-room hotel on Lot 10RB on the north side of Byte Drive.

The Applicant is also requesting a modification to Section 607 of the Land Management Code (LMC), entitled *Parking and Loading Standards*. **(NAC#3)(Reppert)**

G. PC17-1077MU, Master Plan, West Park Village

The Applicant is requesting revisions to the previously approved Master Plan for the mixed-use development located at the intersection of US Alt 40 and Mt. Philip Road. **(NAC#8)(Collard)**

This is the first of two required public hearings.

H. PC17-576ZTA, Text Amendment, Section 864, Sign Regulations

The Planning Department is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Section 604, Landscaping Standards, Section 864, *Sign Regulations*, Section 904, Nonconforming Signs, and Section 1002, *Definitions*, of the Land Management Code (LMC). **(Collard/Depo)**

I. PC18-188ZMA, Zoning Map Amendment, 5 Linden Avenue

The Planning Department is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for a rezoning of 5 Linden Avenue from General Commercial (GC) to R6, Low Density Residential, while maintaining the Highway Noise Overlay (HNO). **(NAC#8)(Collard)**

This is the first of two required public hearings.

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Jessica Murphy at (301) 600-3188. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate based on race, color, religion, sex, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, genetic information, or any other legally protected group in employment or in the provision of services.